



21 Church Lane, Great Abington
CB21 6BQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

21 Church Lane

Little Abington | Cambridge | CB21 6BQ

Guide Price £300,000

- 2 Bedroom end of terrace bungalow extending to 559 Sqft
- Occupying a prominent corner plot
- Recently refurbished to an excellent specification
- Available with no upward chain.
- Located in the heart of this picturesque village with ease of access to local amenities in the nearby neighboring village of Great Abington.
- Ideally located to Cambridge, Saffron Walden and Haverhill.
- EPC: D

The Property

A beautifully presented and recently refurbished 2-bedroom end of terrace bungalow, finished to a high level of specification. The property enjoys a pleasant position set in the heart of this picturesque village and occupies a prominent corner plot. The property provides two bedrooms, a good size double bedroom and a single bedroom/study. A shower room, a generous sitting room and a beautiful re fitted kitchen, fitted with a range of base and eye level units with work surface over, incorporating a stainless-steel sink unit and electric hob with extractor fan above. Integrated appliances include oven and microwave. A glazed door provides access from the kitchen into rear garden and patio.

The Setting

The attractive South Cambridgeshire village of Abington has good local facilities including a well-regarded village pub, The Three Tuns, a village shop/post office and, on the edge of the village, the Granta Business Park. Within the village there is a primary school and further schooling for all age groups, including well regarded independent schools in Saffron Walden and Cambridge. More comprehensive shopping and recreational facilities are found in the high-tech university city of Cambridge and the medieval market town of Saffron Walden. For the commuter there is ready access onto the A11 dual carriageway just outside the village which in turn leads south to the M11 (Junction 9) or via the A505 to Junction 10, the Duxford interchange. The A11 proceeds northwards to connect with the A14 which leads to the east coast ports and the A1, M1 & M6. Mainline rail services are available from Whittlesford and Audley End stations, serving London's Liverpool Street and Cambridge, and domestic and international air services from Stansted airport which is three miles from Junction 8 of the M11 to the south. The village is also served by a regular bus service into Cambridge city centre.





Outside

The property benefits from a wraparound garden, which is mainly laid to lawn, with an attractive paved pathway to the front and side to the front door and rear patio area.

Services

All main services are connected.

Local Authority

South Cambridgeshire

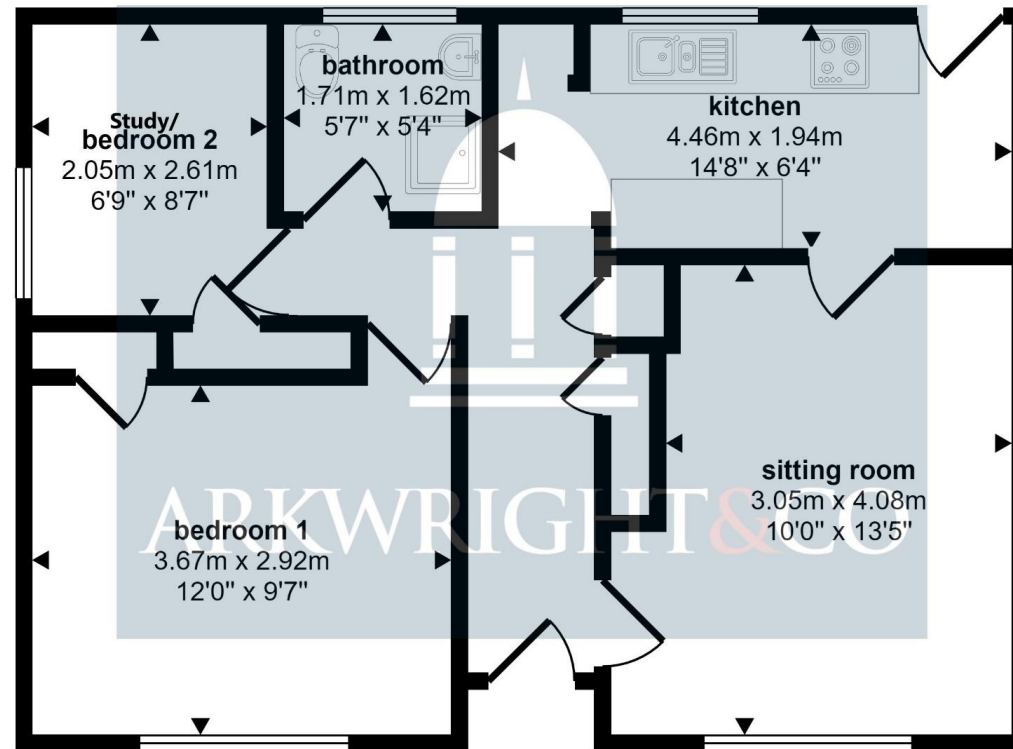
Council Tax

C





Approx Gross Internal Area
52 sq m / 559 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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